

**MINUTES OF THE ANNUAL GENERAL MEETING  
OF THE OWNERS, STRATA PLAN LMS 280 CHATEAU COMOX  
HELD ON MONDAY OCTOBER 28, 2019 AT 7:00 PM  
WITHIN THE MEETING ROOM AT 1272 COMOX STREET, VANCOUVER, BC**

**1. CALL TO ORDER**

The Strata Council President Mr. Don Davidson, called the meeting to order at 7:02 P.M.

Mr. Davidson then welcomed everyone present, including the Property Manager representing Southview Property Management Inc., Mr. Kevin D. Green.

Mr. Green then provided the general ownership with some information regarding Agenda procedures and protocol. Then chair proceeded with the regular business at hand.

**2. CALLING OF THE ROLL AND CERTIFICATION OF PROXIES**

The attendance register confirmed at the time of commencement of the meeting there were 11 eligible voters in attendance and 8 represented by proxy for a total of 19. The quorum requirements had been achieved and the meeting proceeded.

**3. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE AND  
ACKNOWLEDGEMENT OF RECEIPT OF FINANCIAL STATEMENTS**

It was then **Moved and Seconded** that the Notice dated October 1, 2019 complied with all appropriate notice requirements in accordance with the Bylaws of the Strata Corporation and the Strata Property Act and also that the financial statements had been duly received.

There being no discussion, the question was called and the Chair then declared the **MOTION CARRIED** with the result being 19 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

**4. MINUTES OF THE SPECIAL GENERAL MEETING HELD ON APRIL 23, 2019**

There being no errors or omissions it was then **Moved and Seconded** to approve the Minutes of the Special General Meeting of the general ownership held on April 23, 2019 as previously circulated. (the agenda was amended to reflect the correct date of the SGM)

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 19 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

**5. ACKNOWLEDGEMENT OF RECEIPT OF CERTIFICATE  
OF INSURANCE COVERAGE**

It was **Moved and Seconded** that the notice of insurance coverage had been duly served in accordance with the Bylaws of the Strata Corporation and the Strata Property Act.

The Property Manager then provided information to the general ownership on insurance, both for the common property and personal owner's content insurance. The Corporation's insured value is \$8,465,000.00 and annual premium is \$13,775.00.

**Owners are reminded to ensure they have personal insurance to cover any and all deductibles or amounts up to any deductible of the Strata Corporation's insurance policy – noting that the water damage deductible is currently \$10,000.00. Deductibles are charged back to Owners when the loss originates from within an Owner's unit.**

A review was then held in regards to janitorial work, insurance coverage, WCB coverage and liability coverage for John Rose and/or any other contractors on site – Council [Kevin W.] is following up on this.

There being no additional discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 19 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

#### **6. PRESIDENT'S REPORT**

Mr. Don Davidson then addressed the general ownership on behalf of the Strata Council and provided a detailed written President's Report – this report was provided to all Owners in advance of the meeting.

Mr. Davidson concluded by encouraging all residents to take an active interest in the well-being of the community and in helping maintain all residents' investments at LMS-280 Chateau Comox.

#### **7. APPROVAL OF THE PROPOSED ANNUAL OPERATING BUDGET**

It was **Moved and Seconded** to adopt the proposed annual Operating Budget for the 2019 /2020 fiscal year as presented.

The Property Manager and the Strata Council then addressed the general ownership with respect to the proposed annual Operating Budget.

##### Discussion

The floor was then opened up for discussion on the Operating Budget and owners then briefly queried the Strata Council on items relating to the proposed strata fees, the Contingency Reserve Fund, landscaping, repairs and maintenance, handling of any surplus and other financial items.

There being no additional discussion, question was called on the motion to approve the operating budget as noted above and the Chair then declared the **MOTION CARRIED** with the result being 19 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

**If you have any questions regarding your account, please contact the Accounting Department at Southview Property Management Inc. 604-270-8811.**

#### **7. GENERAL DISCUSSION**

##### a). General

Some general items were then discussed by the Council and the general ownership.

The items made reference to ongoing and possible future projects such as lever door handles installment, exterior lighting, painting the garage white, roof top garden boxes [previously looked at by Council], solar panels, the 2019 painting and exterior repair project as completed by Spectrum along with other various matters. The anticipated surplus from the 2019 exterior work will be refunded to owners.

Council will address these matters required via the Property Manager in due course.

**Please keep these minutes as a permanent record of the Strata Corporation's business. Replacement of Minutes, Rules and Regulations or Bylaws will be at the expense of the Owner.**

10/29/19 Prepared By:

Southview Property Management Inc.,

#110 – 7580 River Road, Richmond, BC V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881

E Mail: [kevingreen@telus.net](mailto:kevingreen@telus.net) Property Manager: Kevin D. Green

## **8. ELECTION OF COUNCIL**

Additional positive comments were then offered for the outgoing Strata Council for a job well done and for the many volunteer hours put in on behalf of the general ownership for the Strata Corporation.

All current Council Members 'resigned' and the ownership present had to elect a new Strata Council, which must consist of a minimum of three (3) maximum of seven (7) members.

. At the end of the nominating process, the following owners were then nominated to the Strata Council as follows:

Don Davidson	Unit #302
Louise Hibbs	Unit #601
Adriaan de Vries	Unit #404
Ross Huguet	Unit #801
Kevin Wice	Unit #701
Bruce MacDonald	Unit #201
Chris Clark	Unit #602

There being no further nominations, it was then **Moved and Seconded** to close nominations.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 19 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

The following nominations were then declared elected to the Council as follows:

Don Davidson	Unit #302	Louise Hibbs	Unit #601
Adriaan de Vries	Unit #404	Ross Huguet	Unit #801
Kevin Wice	Unit #701	Bruce MacDonald	Unit #201
Chris Clark	Unit #602		

There being no further discussion it was then **Moved and Seconded** to terminate the meeting at 7:41 P.M.

The Chair then declared the **MOTION CARRIED** and the meeting officially terminated and concluded.

A brief meeting was then held with the newly elected Strata Council Members and the Property Manager to elect Council Officers.

At the end of this process the following Strata Council Members were then declared elected by acclamation to the following Officer positions:

Chris Clark	Vice President
Don Davidson	President
Adriaan de Vries	Secretary
Kevin Wice	Treasurer

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**9. ADJOURNMENT**

There being no further business it was then **Moved and Seconded** to adjourn the meeting at 7:45 P.M.

The next meeting of the Strata Council is scheduled for December 9, 2019.

Please keep these minutes as a permanent record of the Strata Corporation's business. Replacement of Minutes, Rules and Regulations or Bylaws will be at the expense of the Owner.

October 21, 2019

**MEMO TO ALL RESIDENTS**

LMS 280 Chateau Comox

President's Report for Fiscal Year 2018/2019

Owners and neighbors, first I would like to say thank you for again having had the opportunity to work with all of you and our council as President of the Strata.

I thank my fellow members of Council for all of their work and collaboration over these past 12 months. This has been a terrific council to work with and it is a pleasure to be a part of this team. While we did not always agree, on every issue, we are always positive and respectful of differing perspectives.

Special thanks as well to those many folks not on council but who nonetheless continue to volunteer in so many ways. A final thanks to our building custodian, John Rose, who also volunteers and contributes in ways above and beyond his primary responsibilities.

We have completed and continue to undertake several initiatives in pursuit of our objective to maintain and protect our building and to manage and respect your strata fees.

For example,

- In the fall of 2018, our garden committee planted some 400 bulbs in our front garden to ensure a beautiful spring display. Major pruning was also done on our back and front gardens.
- The pavers, on our boulevard, were replaced with wider pavers to ease access.
- There are plans, and some work has already begun, on improving the garden area west of the lobby planters that separate our property from the Bonnis rental building. The plans are to improve this garden plot visually and to further discourage folks from trespassing and taking a short cut between our two buildings.
- A very special thanks to Louise Hibbs who heads our Garden Committee and who does "too" much of the required labor herself.
- We had our back alley repaved and visually it is much improved. Thanks to John Rose for painting the yellow lines indicating non-parking areas.
- Improvement to our video surveillance system; Leo Sedov implemented a software re-boot to better synchronize the cameras and the monitors. Also, Leo installed new equipment to protect our system in the event of a power outage or power surge. Thanks to Leo Sedov for his technical expertise and his (and Alla's) propensity to volunteer!

- Building envelope; remedial work on the building envelope and painting was completed (yes, it took 6 months). This has been a huge project and council hopes that you agree that the results have been outstanding. This project was much more involved than simply painting the exterior. There was lots of time-consuming remedial work involved. In particular to repair our exterior; damaged in places down to the rebar! Much of the caulking was also replaced, some of it at the end of its life span (20 years).
- Spectrum also provided new undercoating for 6 balconies on the south side due to their very poor condition. This was not in the original specifications for the project and the cost was \$2,000.00 per balcony or \$12K in total.
- At our April 23, 2019 SGM (Special General Meeting) you approved an expenditure of \$260K to complete this project. Our final cost is \$245K! I would be remiss if I did not single out the efforts of Chris Clark who worked so closely with Spratt Emanuel (consulting engineers) and with Spectrum Painting. Chris was on site and would check in with the painters, and/or engineers, almost on a daily basis! He truly did the “heavy lifting” and was vital to the success of this project.

Respectfully

Don Davidson  
#302